



GRASSROOTS
REALTY GROUP

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210, 60 24 Avenue SW
Calgary, Alberta

MLS # A2256810



\$425,000

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,164 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Gazebo, Landscaped, Level, Treed		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 754
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

PRICE IMPROVEMENT! Imagine living just 5 minutes from the LRT, 6 minutes from downtown, and steps from the river — all without sacrificing space or comfort. **WORK** — Spend less time commuting and more time being productive if you're heading **DOWNTOWN** (6 min drive, 11 min bike), or anywhere else via **ERLTON LRT** (5 min walk). Stay connected to all major routes (Macleod, Deerfoot, Crowchild, 16th Ave, Glenmore). **PLAY** — Feed your social side with endless **RESTAURANTS, SHOPPING, and ENTERTAINMENT** nearby: 17th Ave, Mission, and Macleod Tr are just minutes away. Want to keep things low-key? Grab groceries (3 mins), make a cozy dinner, and unwind by your **GAS FIREPLACE** (just serviced in 2025). Or meet friends for a float and picnic at **SANDY BEACH** (12 mins). Love to stay **ACTIVE**? Walk to **MNP Sports Centre** (7 mins) or hop on the scenic **ELBOW RIVER PATH** right outside your door, leading to **LINDSAY PARK** (2 mins). Mountain day trip? Just an hour away. When it's time to recharge, enjoy 1,100+ sq ft of comfort in a 2 bed, 2 bath condo with a **LARGE BALCONY** and peaceful **COURTYARD VIEWS**. You'll appreciate the brand new curtains, and that **IN-FLOOR HEATING**, heat, natural gas, and water are included in the condo fees. Bonus perks inside the building: Party Room with kitchen, Games Room with pool table, Library, Courtyard, Common Area, Bike Storage, and even a Car Wash in the underground parkade. Are you ready to write your own inner city story here? Don't miss the chance to live your best life now!